COMM NW COR OF SEC, E 1355.74 FT
441, S 292.03 FT FOR POB, NE 247
FT, S 425.95 FT, W 524.65 FT, N

FLORIDA POWER & LIGHT CO
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

2026

20-3S-17-05174-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

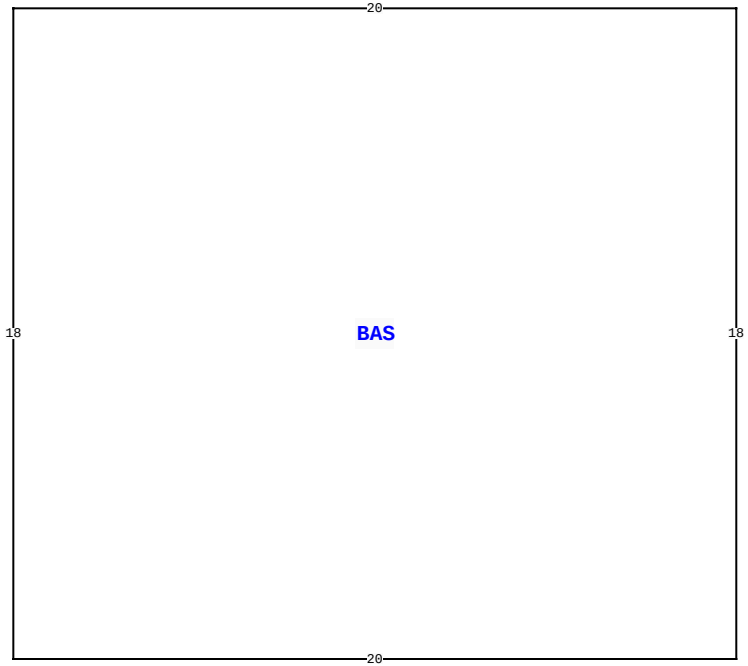
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	15,284
TOTALS	360			360	15,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	06	360	87.1500	48.80	17,568	2011	2011	0	0	0	13.00	87.00

1 EXCEP STOR 0% - 0 Heated Area: 360 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	15,284
TOTAL MARKET OB/XF VALUE	6,913
TOTAL LAND VALUE - MARKET	211,538
TOTAL MARKET VALUE	233,735
SOH/AGL Deduction	0
ASSESSED VALUE	233,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,735
TOTAL JUST VALUE	233,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/0980	8/03/2007	WD	U	V	09	300,000
GRANTOR: ANDRE & RITA TARDIF						
GRANTEE: FLORIDA POWER & LIG						
358/175	2/05/1976	WD	Q	I	01	12,514
GRANTOR: HARRIS INEZ B						
GRANTEE: THOMAS FRANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S18 E20 N18$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0140	CLFENCE 6	0	0	0	0	790.00	UT	7.50	7.50	100	2011	2011	3	100	5,925	
2	0161	3-STRAND B	0	0	0	0	790.00	UT	1.25	1.25	100	2011	2011	3	100	988	

LAND DESCRIPTION

TOTAL OB/XF 6,913

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9100	C	UTILITY	0			0.00	0.00	225,640.00	SF		1.00	1.00	1.88	0.50	0.94	211,538							

REVIEW DATE 08/25/2015 BY DF Total Acres: 5.18 Total Land Value: 211,538 Market: 0 Agricultural: 0 Common: 211,538 PRINTED 11/20/2025 BY SYS